



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 15, 2018
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Cummings present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Cabrera
Commissioner P. Hernandez
Commissioner Cummings
Commissioner Muñoz (Late arrival)
Commissioner Trimble
Commissioner Torres
Commissioner Uribe

COMMISSIONERS ABSENT:

Commissioner Livingston
Commissioner S. Hernandez

AGENDA

Commissioner Cabrera read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Torres, and carried to **APPROVE** the agenda as amended.

AYES: Commissioner Cabrera, P. Hernandez, Cummings, Trimble, Torres, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Livingston, and S. Hernandez

NOT PRESENT FOR THE VOTE: Commissioner Muñoz

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

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II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

1. **SUSU17-00039:** Hawkins Plaza Unit 2 – A portion of Lot 2, Block 1, Hawkins Plaza, W.A. Morehouse Survey 12, and Section 40, Block 80, Township 2, Texas & Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: South of Montana & East of Hawkins
- Existing Zoning: SCZ-SD3 (SmartCode/special district 3)
- Property Owner: City of El Paso
- Representative: CSA Design Group, Inc.
- District: 3
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
- POSTPONED FROM JUNE 28, 2018**

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Torres, and carried to **POSTPONE SUSU17-00039 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 6, 2018.**

AYES: Commissioner Cabrera, P. Hernandez, Cummings, Trimble, Torres, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Livingston, and S. Hernandez

NOT PRESENT FOR THE VOTE: Commissioner Muñoz

Motion passed.

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Commissioner Muñoz arrived during discussion on item #2.

2. **SUSU18-00085:** Amapola Estates – All of Tract 15T, 16B and a portion of Tract 15L1, Block 6, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: North of Redd and West of Doniphan
- Existing Zoning: R-2 (Residential)
- Property Owner: Jeffrey A. Blackwell
- Representative: CSA Design Group, Inc.
- District: 1
- Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
- POSTPONED FROM NOVEMBER 1, 2018**

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 8.662 acres of unplatted land into five residential lots. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Clayton Road. The applicant has submitted a waiver request to waive 4.5 feet of the required 16 feet of pavement for Clayton Road. The proposed waiver does not satisfy the criteria under Section 19.10.050; however, the applicant is proposing to dedicate one foot of right-of-way to comply with the proportionate share and will also be installing the required 5 foot sidewalk. The Planning Division recommends approval of Amapola Estates on a major combination basis with the condition stated below, but recommends denial of the waiver request to waive the improvements to Clayton Road. The condition is as follows:

- *The applicant must submit an application to the El Paso County Water Improvement District No. 1 and receive approval from the District prior to the recording of the final plat.*

Adrian Ontiveros, with CSA Design Group, concurred with staff's comments.

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE SUSU18-00085 AND GRANT THE WAIVER.**

Motion passed.

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3. **SUSU18-00088:** Peyton Estates Unit Seven – A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
- Location: North of Rojas and East of Peyton
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: Hunt Peyton Estates, LLC
- Representative: H2O-Terra
- District: ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 71.607 acres of vacant land into 363 residential lots, one park, one commercial lot and two drainage ponds within the City's Extraterritorial Jurisdiction. Access to the subdivision is proposed from Rojas Drive and Peyton Drive. This development is vested and is being reviewed under the former subdivision code. The Planning Division recommends approval of Peyton Estates Unit Seven subject to the following conditions:

- *That prior to the recording of this plat, the subdivision improvements for Peyton Estates Unit Four, Unit Five, and Unit Six be completed and installed to have adequate access.*
- *Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots,*
- *A guard-rail and Type III dead-end sign shall be provided by the subdivider pursuant to the subdivision improvement design standards for stub streets.*

Isaac Rodriguez, with H2O Terra, concurred with staff's comments.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Torres, and unanimously carried to **APPROVE SUSU18-00088 WITH CONDITIONS STATED IN THE STAFF REPORT.**

Motion passed.

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PUBLIC HEARING Resubdivision Preliminary:

4. **SUSC18-00004:** Colfax MCA Addition Replat "B" – A replat of a portion of Lot 1, Block 1, Colfax MCA Addition, City of El Paso, El Paso County, Texas
Location: South of Gateway East and East of Raynolds
Existing Zoning: SCZ-SD (Smart Code - Special District)
Property Owner: MCA Revere Realty, Inc.
Representative: Conde, Inc.
District: 3
Staff Contact: Karina Brasgalla, (915) 212-1604, brasgallakx@elpasotexas.gov

Karina Brasgalla, Planner, gave a presentation and noted that the applicant proposes to subdivide 8.873 acres of platted land into two lots. One will accommodate civic uses and the other lot is for a proposed private pond. This subdivision is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Medical Center of the Americas Regulating Plan. Access to the proposed subdivision will be provided from Euclid and Revere Streets via access easements. The Planning Division recommends approval of Calfax MCA Addition Replat "B" on a resubdivision preliminary basis.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Cummings asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SUSC18-00004.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

5. **SUSU17-00030:** Linda Vista Gardens Replat B – A replat of Lot 18, Block 2, Linda Vista Gardens, City of El Paso, El Paso County, Texas
Location: North of North Loop and East of Emerson
Existing Zoning: R-4/sc (Residential/special condition)
Property Owners: Julio Reyes and Rosa G. Reyes
Representative: Sitework Engineering
District: 7
Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
POSTPONED FROM OCTOBER 18, 2018

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Torres, and carried to **POSTPONE SUSU17-00039 FOR TEN (10) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 24, 2019.**

AYES: Commissioner Cabrera, P. Hernandez, Cummings, Trimble, Torres, and Uribe
NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioner Livingston, and S. Hernandez
NOT PRESENT FOR THE VOTE: Commissioner Muñoz

Motion passed.

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PUBLIC HEARING Rezoning Application:

6. **PZRZ18-00040:** Block 8, Eastwood Unit 1, City of El Paso, El Paso County, Texas
 Location: Boxwood Street and Bois D'Arc Street
 Existing Zoning: R-3 (Residential)
 Request: R-3 (Residential) to C-1 (Commercial)
 Existing Use: Vacant
 Proposed Use: Parking Lot
 Property Owner: El Paso Healthcare System, LTD., A Texas Limited Partnership
 Representative: Marvin H. Gomez, P.E.
 District: 7
 Staff Contact: Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

Anne Guayante, Senior Planner, gave a presentation and noted that the applicant requests to rezone the subject property from R-3 (Residential) to C-1 (Commercial) to accommodate a proposed parking lot to serve the adjacent Del Sol Hospital. The current use of the property is vacant single family homes acquired by the hospital and proposed for demolition. Access to the subject property is from Bois D'Arc and Boxwood Circle. The Planning Division did not receive any communication in support or opposition to the rezoning request. The Planning Division recommends approval of the rezoning request with the following condition:

- *Vehicular access shall be prohibited along Bois D'Arc Street.*

David Shimp, CEO for Del Sol Medical Center, concurred with staff's comments. He noted that the purpose behind this request is to help address the parking concerns within the neighborhood.

Commissioner Cummings asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner P. Hernandez, and unanimously carried to **APPROVE PZRZ18-00040 WITHOUT THE CONDITION.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

7. **PZDS18-00041:** Lot 2, Block 1, Loop RC Poe Development, City of El Paso, El Paso County, Texas
 Location: 3490 Joe Battle Boulevard
 Zoning: C-4/c (Commercial/conditions)
 Request: Detailed site development plan per Ordinance No. 15023
 Existing Use: Vacant
 Proposed Use: Restaurant
 Property Owner: STRR Investments, LLC. / Tanweer Ahmed
 Representative: Texas Land Engineers, Inc. c/o Juan Salamanca

District: 5
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

Andrew Salloum, Senior Planner, gave a presentation and noted that the applicant has submitted a Detailed Site Development Plan application. The development site plan proposes a 2,586 square foot building to allow for a restaurant. The Detailed Site Plan is a requirement of the condition that was imposed on the subject property by Ordinance #15023, dated January 29, 2002. The ordinance requires submittal of a detailed site plan to be reviewed and approved by the City Plan Commission. The property is 0.75 acres in size and is zoned C-4 (Commercial) and is currently vacant. Access to the subject property is proposed from Joe Battle Boulevard. The Planning Division did not receive any adverse comments from any of the reviewing departments. The Planning Division recommends approval of the detailed site development plan request.

Sean Siddiqui, CEO for Del Sol Medical Center, concurred with staff's comments.

Commissioner Cummings asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Trimble, seconded by Commissioner Cummings, and unanimously carried to **APPROVE PZDS18-00041**.

Motion passed.

Other Business:

8. Discussion and action on the City Plan Commission minutes for:
November 1, 2018

ACTION: Motion made to **APPROVE THE MINUTES FOR NOVEMBER 1, 2018, WITH REVISIONS**.

Motion passed.

9. Planning Report:
Upcoming presentations on updated land use assumptions and capital improvements plan as required by Chapter 395 of the Texas Local Government Code, prior to the re-evaluation of the existing impact fee structure for water and wastewater services.
Staff Contact: Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov

Kimberly Forsyth, Program Manager for Planning & Inspections, noted that in the upcoming months, planning staff and the El Paso Water will be presenting reports related to Impact Fees and Capital Improvements. Impact Fees are assessed by the city for water and waste water services and are assessed at the time of platting and are paid as the building permits are charged. City Council adopted an Impact Fee Statute which requires that every five years, staff conduct a study to determine whether the impact fees that are being assessed are adequate to cover the cost of the infrastructure or if they need to be adjusted. Planning staff will present the Land Use Assumptions Map and the forecasted growth within the next ten years. The El Paso Water will present the Capital Improvements Plan showing what infrastructure will be necessary to serve those developments. Every five years, staff is required to present an update to the City Plan Commission. After the presentation, recommendations from the City Plan Commission will be forwarded to City Council, which is the final authority on the impact fees.

Alex Hoffman, Deputy Director for Planning & Inspections, presented Ms. Forsyth with an award and thanked her for her service to the city and to the community.

Ms. Forsyth expressed her appreciation for having worked with the boards and commissions and thanked everyone for their support.

ADJOURNMENT:

Motion made by Commissioner P. Hernandez, seconded by Commissioner Cummings, and unanimously carried to adjourn this meeting at 2:18 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary